ORDINANCE NO. 2361

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND **COMMUNITY** DEVELOPMENT GUIDE TO ADOPT A ZONING MAP AMENDMENT FROM R-12 TO R-18 FOR A 2.66-ACRE SITE IN SOUTHEAST REDMOND, CONSISTING OF PARCELS 131830-0166, 182506-9037 AND 182506-9039. ESTABLISHING THE APPLICABILITY OF AFFORDABLE HOUSING REGULATIONS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, Mr. E. Dennis Reibe, representing Derus Financial Corporation, owner of the parcels 131830-0166, 182506-9037 and 182506-9039, located at 18407 Redmond Way, has requested that the City amend its Zoning Map for said properties, totaling approximately 2.66 acres; and,

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Mitigated Determination of Non-Significance was issued on February 13, 2007 for the proposed amendment with the condition that at least 10% of the units in any development must be affordable to households of low and moderate income; and

WHEREAS, the Hearing Examiner conducted a public hearing on April 2, 2007 to receive public comment on the proposed amendment; and

WHEREAS, the City of Redmond desires to amend its Zoning Map as it pertains to the subject property in order to more appropriately use the subject land and increase housing opportunities in Redmond, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to rezone said property from R-12 to R-18, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Report dated March 26, 2007, including all related attachments and exhibits to that report, and the Hearing Examiner Report dated April 18, 2007, including the related attachments and exhibits to that report.

Section 2. Amend Zoning Map. The Zoning Map established by Section 20C.10.15-010, Establishment of Zoning Map, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to rezone said property from R-12 to R-18 as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Affordable Housing Provisions. Consistent with Comprehensive Plan policy HO-35, the property affected by this ordinance shall comply with the provisions of RCDG 20D.30, Affordable Housing, in order to increase the supply of affordable homes in Redmond.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR-

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2361

August 31, 2007

September 4, 2007 September 4, 2007 (Mayor Pro Tempore) September 10, 2007

September 15, 2007

